

## **Building Permit Guides**

The City of Louisville Design Criteria, Prescriptive Energy Code, and items listed below shall take precedence over requirements listed in the Building Guides of the Colorado Chapter of International Code Council.

- The City of Louisville has adopted the 2018 International Code series.
- Please reference the city's design criteria and prescriptive energy code available on the City of Louisville website located at [www.louisvilleco.gov/government/departments/planning-building-safety/building-permit-guides](http://www.louisvilleco.gov/government/departments/planning-building-safety/building-permit-guides).
- All decks are required to be designed by a structural engineer and shall include an engineer stamp and signature.

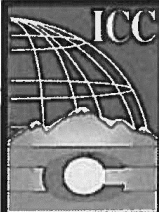
Sec. 15.05.130. - Section R507.1 amended—Decks.

[https://library.municode.com/co/louisville/codes/code\\_of\\_ordinances](https://library.municode.com/co/louisville/codes/code_of_ordinances)

Section R507.1 of the 2018 International Residential Code is amended to read as follows:

***R507.1 Decks.*** *Wood-framed decks shall comply with the standards set forth in this section. For decks using materials and conditions not prescribed in this section, refer to Section R301. All decks that are structurally supported from an existing residential home shall be engineered by a structural engineer that is licensed with the State of Colorado.*

- Flat roof and patio covers may be required to be designed by a registered design professional. Section R802.4.4 of the 2018 International Residential Code read as follows:  
***R802.4.4 Rafter supports.*** *Where the roof pitch is less than 3:12 (25-percent slope), structural members that support rafters, such as ridges, hips and valleys, shall be designed as beams, and bearing shall be provided for rafters in accordance with section R802.6*



# Building Guide

Colorado Chapter of the International Code Council

## Single Family Residential One Story Detached Garage

### How to Use this Guide

Provide three sets of plans, drawn to scale and complete the following (*hint: use graph paper with 1/4" squares. Example: 1/4" = 1'*): Check with your jurisdiction for additional requirements.

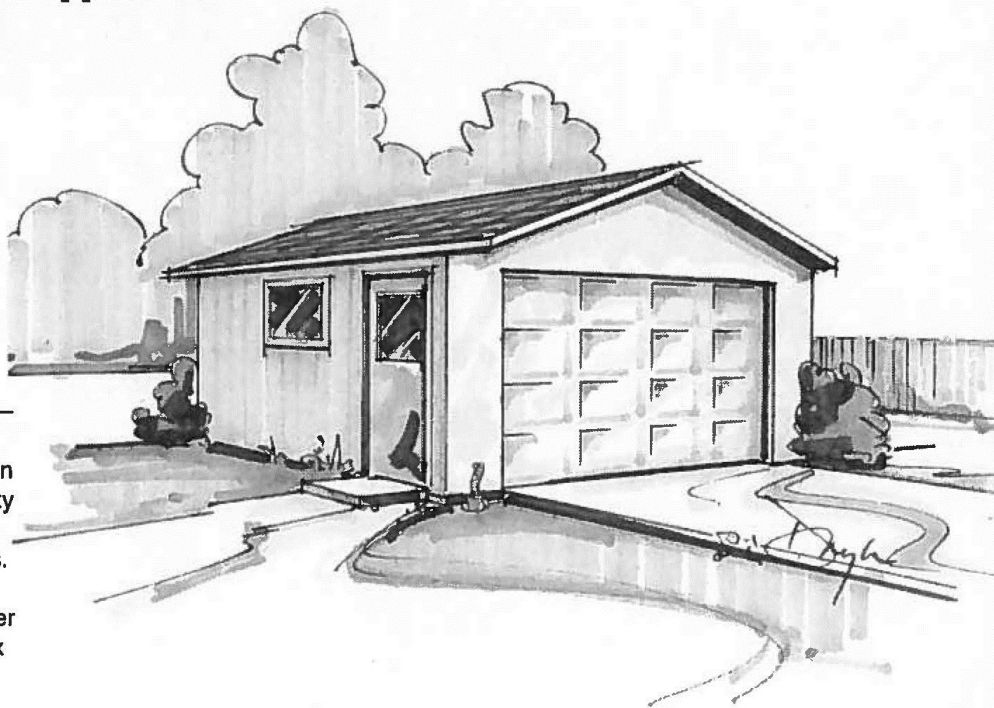
**1 Complete this Building Guide** by filling in the blanks on page two and four, and indicating which construction details will be used.

**2 Provide 3 Plot Plans** (site plan) showing dimensions of your project and its relationship to existing buildings or structures on the property and the distance to existing property lines, drawn to scale. See page3.

### 3 Fill out a building permit application.

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

The Colorado Chapter of the International Code Council is a professional organization seeking to promote the public health, safety and welfare to building construction. We appreciate your feedback and suggestions. To obtain a master copy of this building guide, please write to the Colorado Chapter of the International Code Council, P.O. Box 961, Arvada, CO 80001.  
<http://www.coloradochaptericc.org>



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[www.louisvilleco.gov](http://www.louisvilleco.gov)

Building Safety Division  
749 Main St.  
Louisville, CO 80027  
303-335-4592 Phone  
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# Single Family Residential One Story Detached Garage

## Directions

1. Fill in the blanks on pages 2 and 4 with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check boxes on page 4 which details from page 5 will be used.

*Note: Heated garages will require insulation, such as ceilings, walls, and foundation.*

Address: \_\_\_\_\_

## Floor Plan

**Dimension** \_\_\_\_\_

Locate and detail bracing

☒ Check one

☐ Garage is heated  
☐ Garage is not heated

Show door and window header sizes and location and size of landing in front of door

☒ Check one

Indicate rafter or truss direction

3 1/2" minimum concrete slab

Floor slope

( ) X header  
(example: (2) 2 x 12)

**Note:**  
If roof trusses or rafters bear on header, special header design may be required

Double 2x4 or 2x6 trimmers each end of overhead door header

Garage door opening

**Garage door opening width** \_\_\_\_\_

**Dimension\*** \_\_\_\_\_

**Dimension\*** \_\_\_\_\_

\* If less than 4' see Braced Wall Panel Detail on page 5 to comply with section R602.10.6.2 (IRC)  
(minimum width 16" with wall 10' high)

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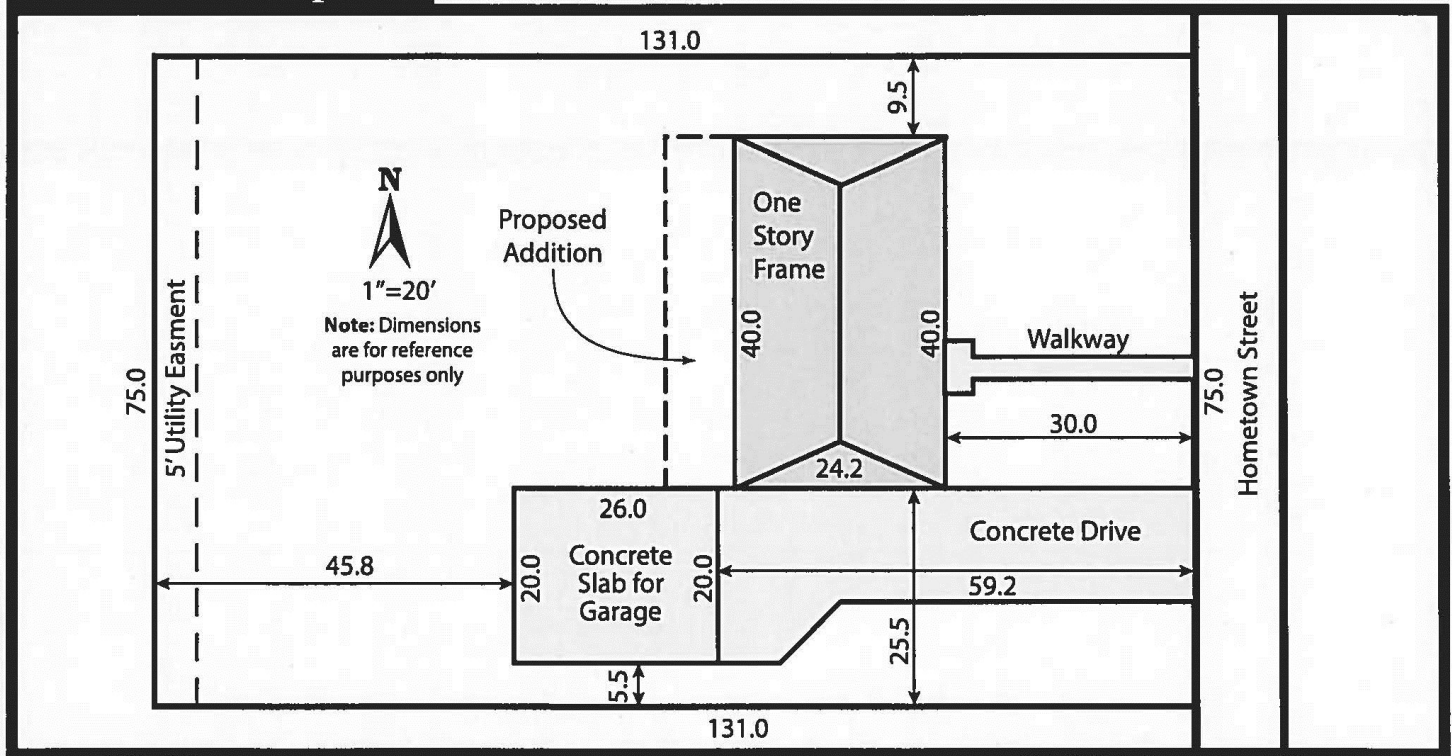
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## Site Plan Example



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Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.

☐ Truss or 2x \_\_\_\_\_ rafters spaced \_\_\_\_\_" O.C.  
(example: Put checkmark in box -or- 2 x 10 Rafters Spaced 24")

Sheathing \_\_\_\_\_  
(example: 1/2" exterior plywood)

Minimum 1x \_\_\_\_\_ ridge board  
(example: 1 x 12)

Roof covering \_\_\_\_\_  
(example: Class A 3 tab shingles)

Underlayment \_\_\_\_\_  
(example: 1 layer #15 felt)

## Building Section

Provide roof tie downs  
Solid 2x blocking between  
rafters that are 2x12 or greater

1x4" collar ties @ 48" o.c.

Span

Note: Pre-engineered roof trusses  
w/truss clips may be used in lieu of  
roof structure shown.

Diagonal wind bracing or braced wall panels  
@ corners and each 20' of wall.

Max. 10' wall height

Concrete Encased Ground  
required for new service

✓ Check one

- ☐ Foundation Detail A  
☐ Foundation Detail B

(see page 5)

12  
pitch \_\_\_\_\_

Ceiling Insulation \_\_\_\_\_  
(If heated - example: R-38)

2x \_\_\_\_\_ ceiling joists @ \_\_\_\_\_ O.C.  
(example: 2 x 8 @ 24" O.C.)

Double 2x \_\_\_\_\_ top plate  
(example: 2 x 6)

Span \_\_\_\_\_  
(example: 23' 5")

Ceiling height \_\_\_\_\_  
(example: 8')

Siding \_\_\_\_\_  
(example: lap or T-111)

Wall sheathing \_\_\_\_\_  
(example: 1/2" exterior plywood)

2x \_\_\_\_\_ studs @ \_\_\_\_\_ O.C.  
(example: 2 x 6 @ 24" O.C.)

Cont. 2x \_\_\_\_\_ sill plate  
(example: 2 x 6)

Wall Insulation \_\_\_\_\_  
(If heated - example: R-20 Fiberglass Batts)

Foundation Insulation \_\_\_\_\_  
(If heated - example: R-10)

Footing size \_\_\_\_\_ x \_\_\_\_\_  
(example: 8" x 16")

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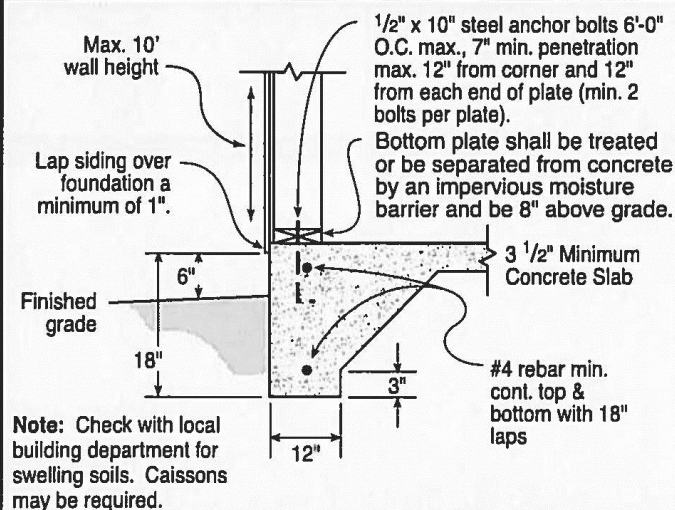
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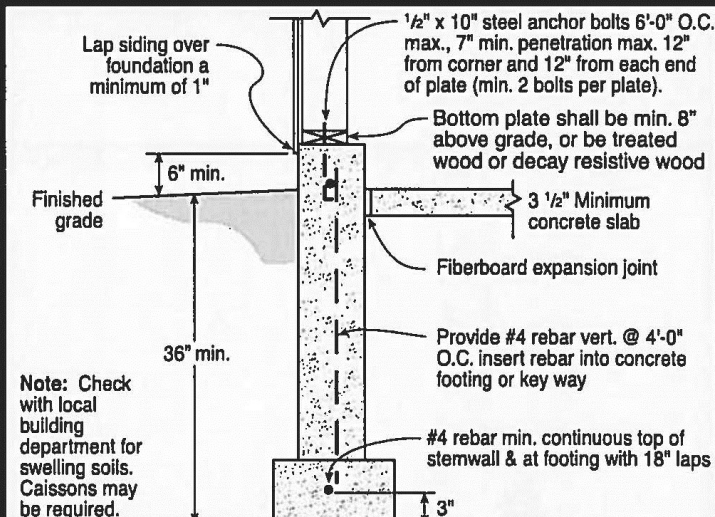


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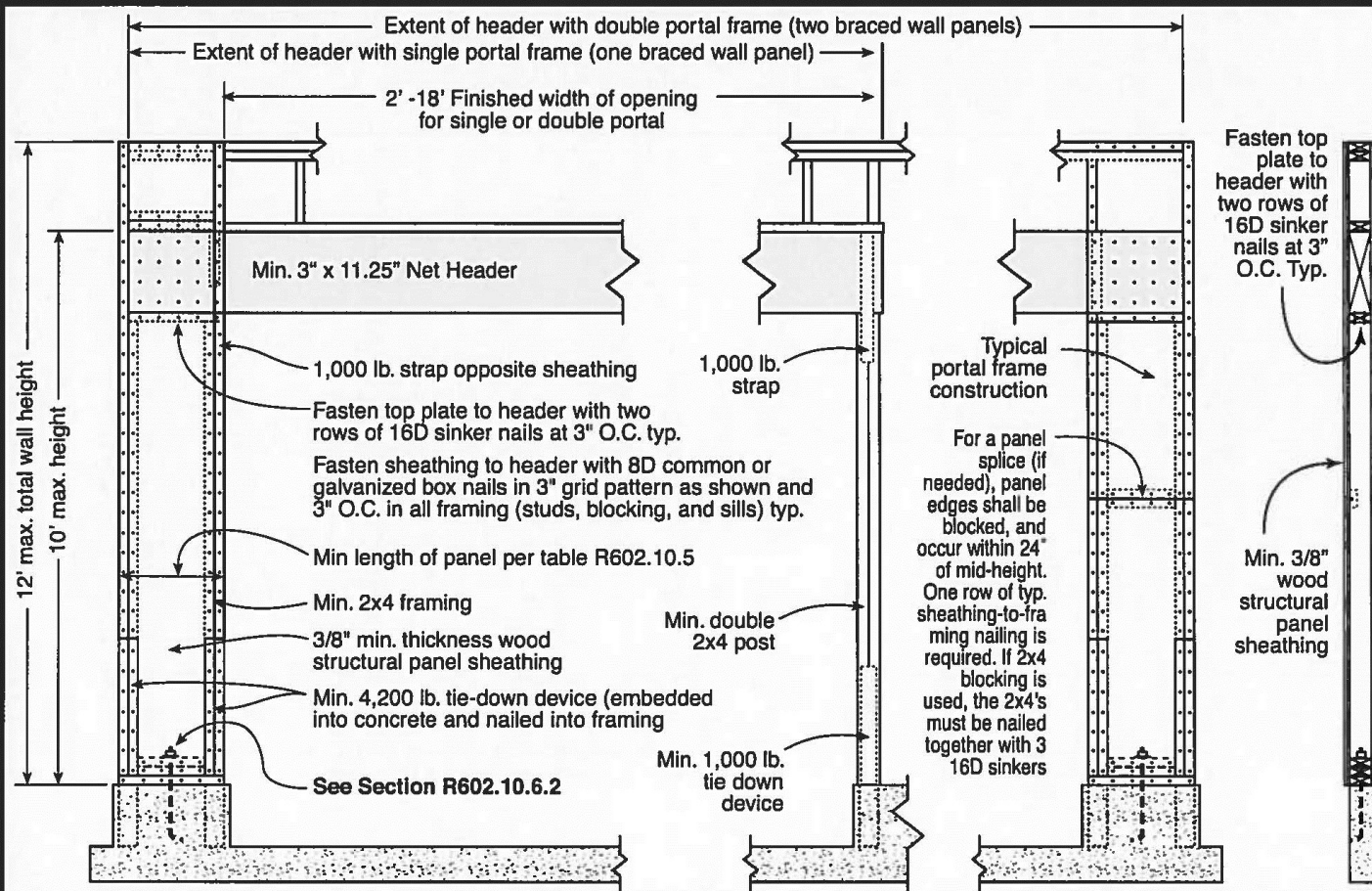
## Foundation Detail A



## Foundation Detail B



## Braced Wall Panel Detail figure 602.10.6.2



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